[No. 12]

(HB 4591)

AN ACT to amend 1993 PA 92, entitled "An act to require certain disclosures in connection with transfers of residential property," by amending section 7 (MCL 565.957), as amended by 1996 PA 92.

The People of the State of Michigan enact:

565.957 Disclosure: form. [M.S.A. 26.1286(57)]

Property Address:

Sec. 7. (1) The disclosures required by this act shall be made on the following form:

SELLER'S DISCLOSURE STATEMENT

Street

201000
Michiga
City, Village, or Township
Purpose of Statement: This statement is a disclosure of the condition of the propert
in compliance with the seller disclosure act. This statement is a disclosure of the condition
and information concerning the property, known by the seller. Unless otherwise advise
the seller does not possess any expertise in construction, architecture, engineering, or an
other specific area related to the construction or condition of the improvements on the

the seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction, and is not a substitute for any inspections or warranties the buyer may wish to obtain.

Seller's Disclosure: The seller discloses the following information with the knowledge

Seller's Disclosure: The seller discloses the following information with the knowledge that even though this is not a warranty, the seller specifically makes the following representations based on the seller's knowledge at the signing of this document. Upon receiving this statement from the seller, the seller's agent is required to provide a copy to the buyer or the agent of the buyer. The seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the seller and are not the representations of the seller's agent(s), if any. This information is a disclosure only and is not intended to be a part of any contract between buyer and seller.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check N/A (nonapplicable). If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order:

	Yes	No	Unknown	N/A
Range/Oven				
Dishwasher				
Refrigerator				
Hood/fan				

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Disposal			
TV antenna, TV rotor & controls			
Electrical system			
Garage door opener & remote control			
Alarm system			
Intercom			
Central vacuum			
Attic fan			
Pool heater, wall liner & equipment			
Microwave			
Trash compactor			
Ceiling fan			
Sauna/hot tub			
Lawn sprinkler system			
Water heater			
Plumbing system			
Water softener/conditioner			
Well & pump			
Septic tank & drain field			
Sump pump			
City Water System			
City Sewer System			
Central air conditioning			
Central heating system			
Furnace			
Humidifier			
Electronic air filter			
Solar heating system			
Fireplace & chimney			
Wood burning system			
Explanations (attach additional shee	ts if no		
Daplanations (attach additional shee	.00 II IIE(Cooai y /.	

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

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Pro	pperty conditions, improvement	ts & additional in	formation:	
1.	Basement: Has there been eviden	nce of water?	yes	no
	If yes, please explain:			
2.	Insulation: Describe, if known _			
	Urea Formaldehyde Foam Insulat	tion (UFFI) is instal	led?	
		unknown	yes	no
3.	Roof: Leaks?		yes	no
	Approximate age if known			
4.	Well: Type of well (depth/diame	ter, age and repai	r history, if knov	vn):
	Has the water been tested?		yes	no
	If yes, date of last report/results	:		
5 .	Septic tanks/drain fields: Cor	ndition, if known: _		
6.	Heating System: Type/approxir	nate age:		
7 .	Plumbing system: Type: copper	galvanized _	other	
	Any known problems?			
8.	Electrical system: Any known p	roblems?		
9.	History of infestation, if any:	(termites, carpenter	ants, etc.)	
	environmental hazard such as, but lead-based paint, fuel or chemical sproperty. If yes, please explain:	storage tanks and co unknown	ontaminated soil o yes	
Otl	ner Items: Are you aware of any o	of the following:		
	Features of the property shared in	_	adjoining landow	ners such as
	walls, fences, roads and driveways maintenance may have an effect on	or other features when the property?	whose use or resp	oonsibility for
			yes	no
2.	Any encroachments, easements, zon	ning violations, or no unknown		s? no
	Any "common areas" (facilities like owned with others), or a homeow property?	ners' association the	at has any autho	rity over the
	Structural modifications, alteration licensed contractors?	ns, or repairs made unknown	without necessar yes	ry permits or no
5.	Settling, flooding, drainage, structu	ıral, or grading prob	olems?	
		unknown	yes	no
6.	Major damage to the property from	n fire, wind, floods, o unknown	or landslides? yes	no
7	Any underground storage tanks?	unknown	yes	no
	Farm or farm operation in the vicin		•	
	range. etc.?	unknown		no

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If the answer to any of the necessary:		lease explain. Attach addition	nal sheets, if
unit to the seller was \$residence on the property f seller has owned the property only since that date. The sitems based on that info structural/mechanical/appli date of closing, seller will in	as of erty since seller has indicated alternation known to the thance systems of this properties.	e property provided by the(date). The seller has(date) to(date) and makes repove the history and conditions seller. If any changes of property from the date of this he changes to buyer. In no evolutions not directly made by the	lived in the _ (date). The presentation on of all the occur in the s form to the ent shall the
Seller certifies that the interest seller's knowledge as of the		ement is true and correct to ture.	the best of
ADVIC PROPE CONDI BUYEI INFOR SEX OF PA 295, AVAIL SEEKI CONTA ENFOR	TION OF THE PRO- RS ARE ADVISED TO MATION COMPILE FFENDERS REGIST MCL 28.721 TO 28.73 ABLE TO THE PUB- NG THAT INFORMA ACT THE APPROPR RCEMENT AGENCY RTMENT DIRECTLY	ONS OF THE LLY DETERMINE THE PERTY. THAT CERTAIN D PURSUANT TO THE FRATION ACT, 1994 32, IS BLIC. BUYERS ATION SHOULD IATE LOCAL LAW TOR SHERIFF'S Y.	
		Date	
Seller		Date	
Buyer has read and acknow	-		
Buyer	Date	Time:	
Buyer	Date	Time:	
amendatory act that amend	ded this subsection th	ed before the effective date at was in compliance with th d in compliance with this sec	is section at

days after the effective date of the 2000 amendatory act that amended this subsection.

This act is ordered to take immediate effect. Approved March 7, 2000. Filed with Secretary of State March 8, 2000.